

FOR SALE or LEASE OFFICE/RETAIL

2020 Dean Street, Unit B, St. Charles, IL 60174



Real Estate Brokerage &
Asset Management



Great owner/user opportunity!

Located at the busy, signalized intersection of Randall Road and Dean Street. Perfect for retail showroom, fitness center, medical office, physical therapy, or any Retail or Office use.

3,285 SF Retail / Office Condo **For Sale or Lease**

- ♦ Great Randall Road location
- ♦ High visibility, great traffic & demographics
- ♦ Perfect showroom/retail space with large open area, large storefront windows, back storage area and garage in back with OH door
- ♦ Ample Parking
- ♦ Join surrounding businesses such as XSport Fitness, medical offices, Costco, Firestone, Mercedes, Pep Boys and more!

Average Daily Traffic: 40,000 + VPD

DEMOGRAPHICS:

Area	Population	Average HH Income
1 Mile	6,460	\$ 95,315
3 Mile	47,769	\$ 112,379
5 Mile	107,402	\$ 116,640

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above referenced property. This activity does not result in the Sales Associate acting as your agent. The Sales Associate is acting as the designated Agent for the Owner. As a result, the Sales Associate will NOT act as a Dual Agent or will NOT be acting as an agent on your behalf.
The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease or withdrawal without notice.

For more information please contact:

Sharon O'Leary 630.513.0173 or visit www.murraycommercial.com

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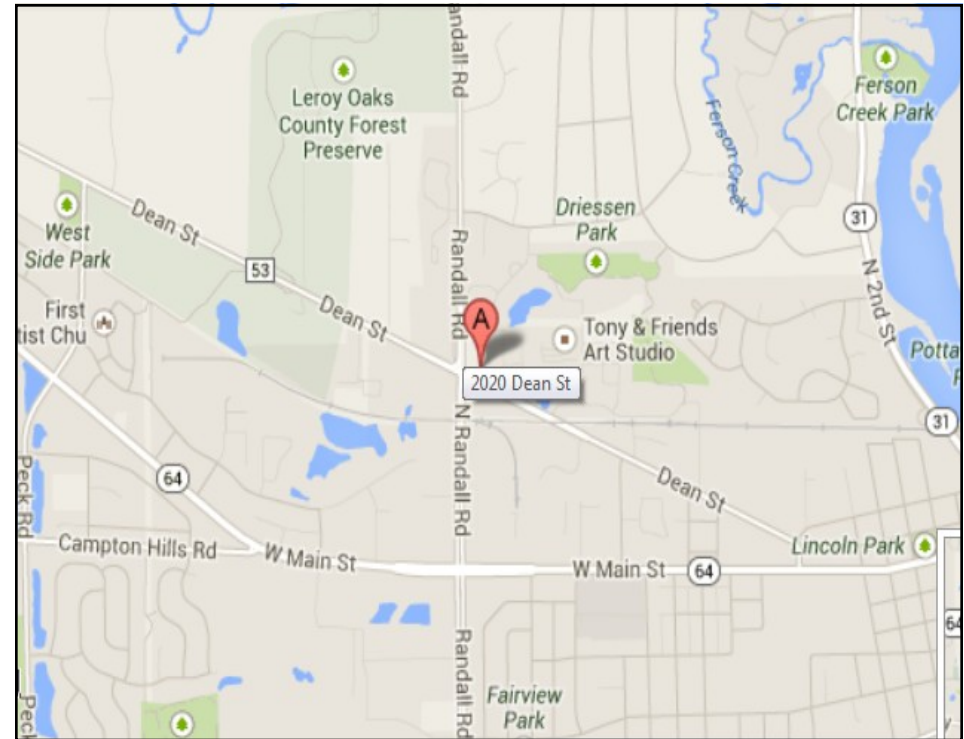
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Randall Road visibility and location boasts high traffic counts and easy access. Ample parking and easy access off Dean St. at lighted intersection or Randall and Dean. Just 1/2 mile north of Main St. (Route 64)



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